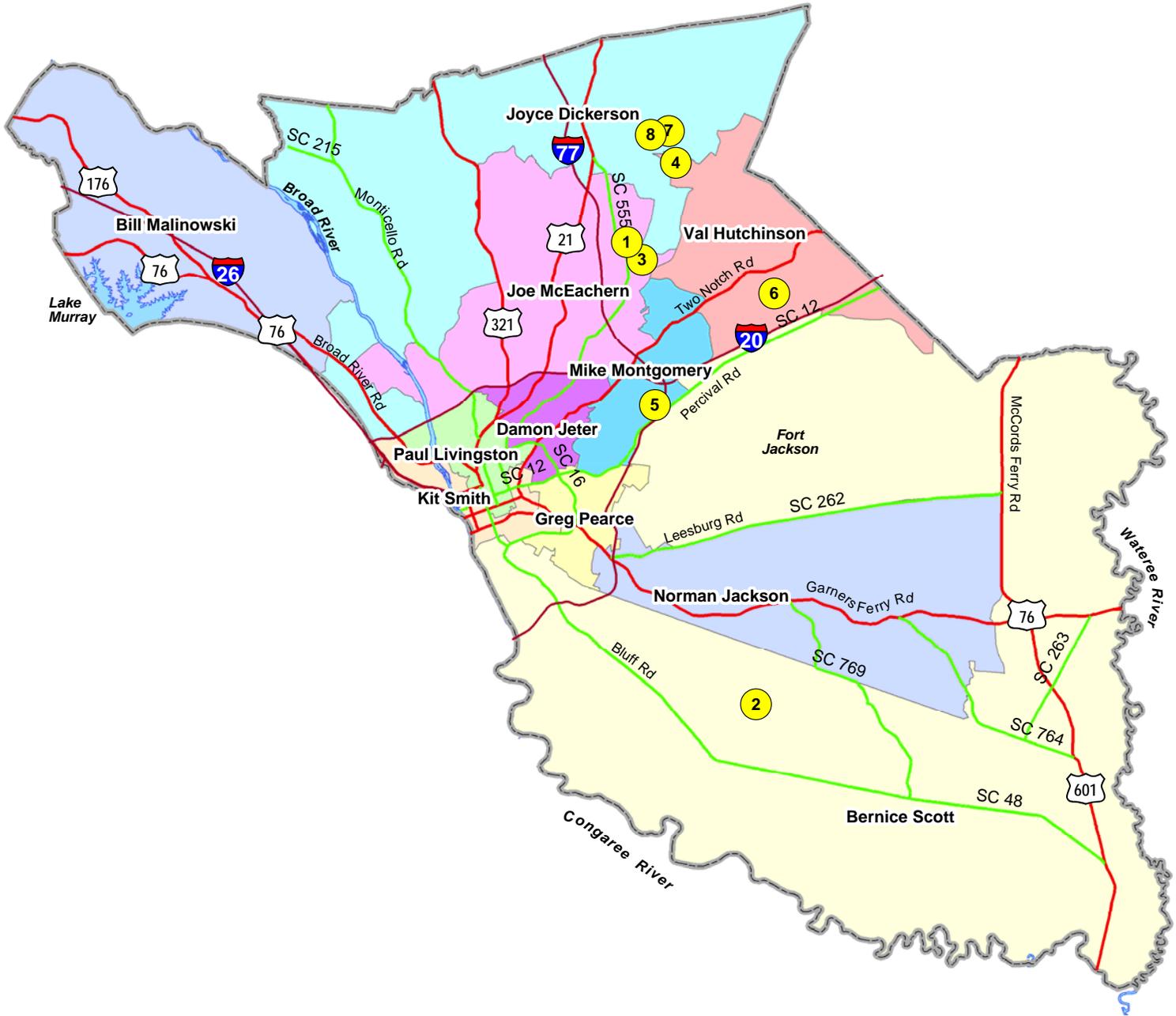


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



OCTOBER 28, 2008

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING OCTOBER 28, 2008



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 08-30 MA	St. John's Baptist Church	24400-01-66/67	Ault Road & Rosa Lee Drive	Scott
2.. 08-31 MA	Jim Poston	17400-05-40(p)	Clemson Rd & Longtown Road	McEachern
3. 08-32 MA	Fairways Development	20406-02-01(p)	Longcreek Plantation	Hutchinson
4. 08-33 MA	Tom Margle	19705-01-01, 19706-03-01 & 02	I-77 & Percival Road	Montgomery
5. 08-35 MA	Sandhills Professional Park	25700-04-05	Clemson Road & Earth Road	Hutchinson
6. 08-28 MA	Sycamore Development	20500-04-03/01(p) & 04(p)	Rimer Pond Road	Dickerson
7. 08-29 MA	Sycamore Development	20500-04-01(p)	Rimer Pond Road	Dickerson



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, October 28, 2008

7:00 P.M.

**2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF: Joseph Kocy, AICP Planning Director
 Anna Almeida, AICP Deputy Planning Director
 Amelia R. Linder, Esq. Attorney

I. CALL TO ORDER Joe McEachern
 Chair of Richland County Council

II. ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

CASE # 08-30 MA	St. John's Baptist Church	
APPLICANT	Joe Sumter	1 st Reading
REQUESTED AMENDMENT	RU to OI (2.87 acres)	Approved
PURPOSE	Family Life Center	6 - 1
TAX MAP SHEET NUMBER (S)	24400-01-66 & 67	Page
LOCATION	Ault Rd. & Rosa Lee Dr.	3

CASE # 08-31 MA		
APPLICANT	Jim Poston	1 st Reading
REQUESTED AMENDMENT	M-1 to GC (.92 acres)	Denied
PURPOSE	Zaxby's	4 - 3
TAX MAP SHEET NUMBER (S)	17400-05-40 (p)	Page
LOCATION	Clemson & Longtown Rd.	11

CASE # 08-32 MA	Fairways Development	
APPLICANT	John Bakhaus	1 st Reading
REQUESTED AMENDMENT	TROS to RS-MD (15.94 acres)	Approved
PURPOSE	Residential Subdivision	4 - 3
TAX MAP SHEET NUMBER (S)	20406-02-01 (p)	Page
LOCATION	LongcreekPlantation	19

CASE # 08-33 MA		
APPLICANT	Tom Margle	1 st Reading
REQUESTED AMENDMENT	OI/GC/OI to RM-HD (15.48 acres)	Approved
PURPOSE	Multi-Family	5 - 2
TAX MAP SHEET NUMBER (S)	19705-01-01, 19706-03-01 & 02	Page
LOCATION	I-77 & Percival Rd.	27

CASE # 08-35 MA	Sandhills Professional Park	
APPLICANT	Mike Ray	1 st Reading
REQUESTED AMENDMENT	M-1 to GC (11.24 acres)	Denied
PURPOSE	Commercial Subdivision	7 - 0
TAX MAP SHEET NUMBER (S)	25700-04-05	Page
LOCATION	Clemson & Earth Rd.	37

CASE # 08-28 MA		
APPLICANT	Sycamore Development	1 st Reading
REQUESTED AMENDMENT	RU to RS-MD (36.35 acres)	Approved
PURPOSE	Residential	5 - 2
TAX MAP SHEET NUMBER (S)	20500-04-03/01(p)	Page
LOCATION	Rimer Pond Rd.	45

CASE # 08-29 MA		
APPLICANT	Sycamore Development	1 st Reading
REQUESTED AMENDMENT	RU to RS-MD (31.23 acres)	Approved
PURPOSE	Residential	5 - 2
TAX MAP SHEET NUMBER (S)	20500-04-01(p)	Page
LOCATION	Rimer Pond Rd.	53

VIII. TEXT AMENDMENTS

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-171, GENERAL; SO AS PROTECT BUFFERS, COMMON AREAS, OPEN SPACE, RECREATION AREAS, AND PLANTED AND/OR VEGETATIVE AREAS ON ALL APPROVED SITE PLANS. Approved 6 – 0	Page 61
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VIII. ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 6, 2008
RC PROJECT: 08-30 MA
APPLICANT: Joe Sumter
PROPERTY OWNER: St. John's Baptist Church
LOCATION: Ault Road and Rosa Lee Drive

TAX MAP NUMBER: 24400-01-66, 67
ACREAGE: 2.87
ZONING REQUEST: RU to OI

PC SIGN POSTING: September, 2008

Staff Recommendation

Disapproval

Background /Zoning History

According to County records the current zoning of Rural (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The Office and Institutional (OI) District is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements. No minimum lot area, except as determined by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Existing Zoning		
<u>North:</u>	RU	Residence
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Vacant

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/“**Lower Richland Area Proposed Land Use Map**” designates this area as Rural in the Rural and Open Space District.

Objective: “Types and sites of employment and services shall be located to complement residential areas; minimize adverse affects of noise, pollution, glare and traffic on residential areas”.

Compliance The subject parcels are located in the vicinity of rural residences.

Principal: “Sites located on the fringe of residential areas which do not encroach upon or penetrate the neighborhood and are in keeping with the area.”

Non compliance: The proposed map amendment in not in keeping with the rural character of the area.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The subject parcel is located within the proposed Land Use Element’s Rural land use classification. Throughout the South East, rural land uses should be reserved for low density residential uses (less and 1 dwelling unit per acre), neighborhood commercial at rural crossroads, agricultural uses (such as forestry, pasture, and horticulture), and interspersed industrial, mining, military, and hunting uses.

This portion of the southeast planning area is not designated for office and institutional uses. The rezoning is in noncompliance with the pending comprehensive plan.

Conclusion

The proposed rezoning would create an Office and Industrial District (OI) in a rural area and in lieu of the permitted uses within this zone district; many would be incompatible with the existing and surrounding land uses, which are single family residential on rural zoned lots.

The permitted uses under the Office and Institutional District (OI) contain a multi-family land use of up to sixteen (16) dwelling units per acre. The rezoning would potentially allow for a maximum of approximately 45 dwelling units based on the gross acreage. The commercial land uses include: Banks, Finance, and Insurance. The area currently does not have public water or sewer availability.

The intended use of the property is for a family life center, associated with the existing church, located on a neighboring parcel. In July 2005, with the adoption of the current land development regulations, the accessory land uses such as family life centers, classrooms and fellowship halls, are a permitted accessory land use in the Rural District (RU). However, by definition of accessory use, are required to be located on the same parcel of land, as the place of worship.

Planning Staff recommends denial of this map amendment.

Planning Commission Recommendations

The map amendment would enhance the community.

Zoning Public Hearing Date

October 28, 2008

Planning Commission Action

At their meeting of **October 6, 2008** the Richland County Planning Commission **disagreed** with the PSDS recommendation and, based on the findings of facts above, recommends the County Council initiate the ordinance consideration process to **approve** the proposed amendment for RC Project # **08-30 MA** at the next available opportunity.

Case 08-30 MA

RU to OI



ZONING CLASSIFICATIONS

 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS

 Subject Property



CASE 08-30 MA
RU to OI
TMS 24400-01-66



CASE 08-30 MA

From RU to OI

TMS# 24400-06-66, 67 Located on J W Neal Road



Looking at western portion of lot 56



Looking towards Intersection of J W Neal and Clarkson Rd



Looking at eastern portion of lot 56



Looking at J W Neal Court from Ault Rd

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-08HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 24400-01-66/67 FROM RU (RURAL DISTRICT) TO OI (OFFICE AND INSTITUTIONAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 24400-01-66/67 from RU (Rural District) zoning to OI (Office and Institutional District) zoning.

Section II. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after _____, 2008.

RICHLAND COUNTY COUNCIL

By: _____
Joseph McEachern, Chair

Attest this _____ day of
_____, 2008.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: October 28, 2008 (tentative)
First Reading: October 28, 2008 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 6, 2008
RC PROJECT: 08-31 MA
APPLICANT: Jim Poston
PROPERTY OWNER: Hendon Columbia, 2006 LLC
LOCATION: Clemson Road (Sam's Crossing)

TAX MAP NUMBER: 17400-05-40(P)
ACREAGE: 0.92 acres
ZONING REQUEST: M-1 to GC

PC SIGN POSTING: September, 2008

Staff Recommendation

Disapproval

Background /Zoning History

The site is currently zoned Light Industrial District (M-1) and is located on Clemson Road.

According to the County records the property was rezoned in May 10, 2001(01-37 MA) from Heavy Industrial (M-2) to the current zoning of Light Industrial (M-1).

Summary

The General Commercial (GC) District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Existing Zoning		
<u>North:</u>	M-1	Community Resource Bank
<u>South:</u>	M-1	Proposed Lowes
<u>East:</u>	M-1	CVS Pharmacy
<u>West:</u>	M-1	Vacant

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ "I-77 Corridor Proposed Land Use Map" designates this as Office Commercial in the Developing Area.

Objective: "Establish Commercial Pockets or Clusters as needed to serve the area".

Compliance: The development of the surrounding parcels creates a cluster of commercial uses.

Principal: "Sites of major traffic junctions and cluster locations as opposed to strip development."

Compliance: The property is located within the Sams Crossing development on Clemson Road and will be connected internally by Sams Crossing Road.

Traffic Impact

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. and are built to engineering design standards according to their classification. The traffic volume is also dependent upon the number of lanes and their geometry.

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road's engineering design capacity, expressed as the volume-to-capacity ratio (V/C). The higher the V/C ratio, the more congested the traffic. The location of the subject project in relation to the applicable SCDOT count stations on is shown at the end of this text.

Project Traffic Facts

Name of Adjacent Road	Clemson Rd
Road Classification	Four Lane Undivided Minor Arterial
Design Capacity (ADTs)	21,600 LOS C
Site Frontage	173 feet
2007 Traffic Count (ADTs) & Station #	25,200 # 442 -2 mi. east (1)
Road Maintained By	SCDOT
Current V/C Ratio	1.17 LOS E
Estimated Project Traffic (ADTs)	1,322 (2,665 sq. ft @ 496.12/1000)
V/C Ratio with Project	1.23 LOS E
Traffic Analysis Prepared By	Planning Department staff

Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35, or greater, will be considered for future funding.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The Subject parcel is located within the Northeast Suburban Area. Throughout the suburban areas in the Northeast, infill should be a focus in residential, commercial and industrial areas in order to complement and connect the existing sprawl pattern.

The proposed map amendment will be compatible with the pending Comprehensive Plan Land Use Element.

Conclusion

With the exception of tanning salons, body piercing/tattoo parlors, and multifamily residential uses permitted in the General Commercial District (GC), the permitted land uses in the Light Industrial (M-1) and General Commercial (GC) districts are substantially the same. Although the surrounding parcels are zoned Light Industrial District (M-1), most of the existing uses are more commercial in nature. Therefore, the applicant still has a wide variety of permitted land uses that can be utilized without a zoning map amendment

The applicant has not provided sufficient justification to amend the zoning map in this location.

The staff recommends denial of this map amendment.

Zoning Public Hearing Date

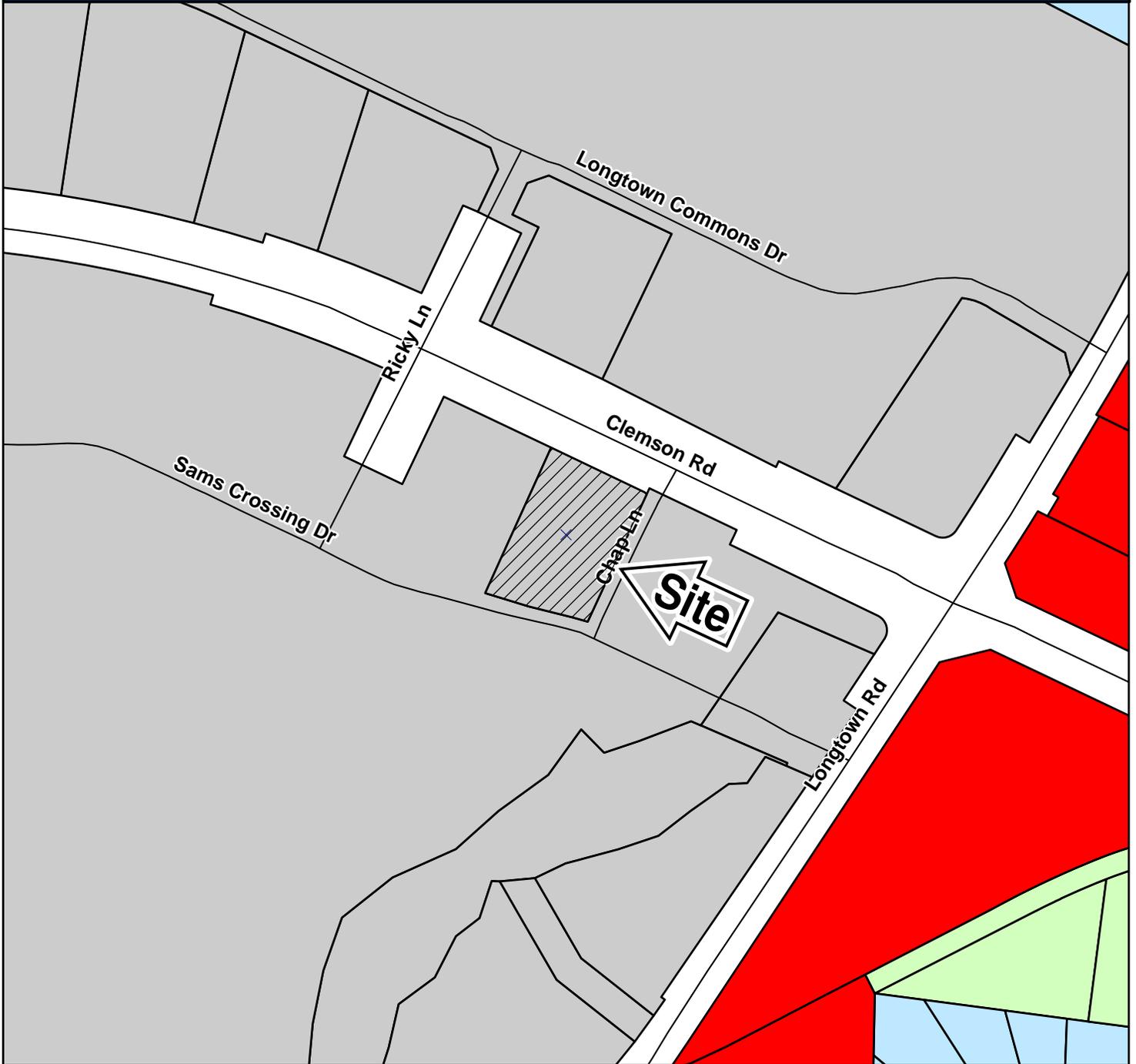
October 28, 2008

Planning Commission Action

At their meeting of **October 6, 2008** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **deny** RC Project # 08-32 MA at the next available opportunity.

Case 08-31 MA

M-1 to GC



ZONING CLASSIFICATIONS

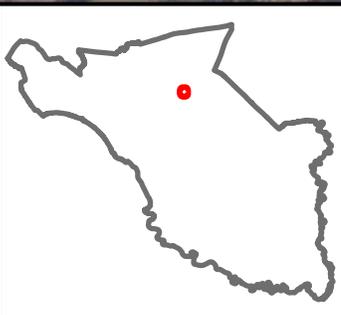
 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS

 N
 Subject Property

CASE 08-31 MA
M-1 to GC
TMS 17400-05-40



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 08-31 MA

From M1 to GC

TMS#17400-05-40 (P) Clemson Rd





STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-08HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS A PORTION OF TMS # 17400-05-40 FROM M-1 (LIGHT INDUSTRIAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as a portion of TMS # 17400-05-40 (described in Exhibit A, which is attached hereto), from M-1 (Light Industrial District) zoning to GC (General Commercial District) zoning.

Section II. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after _____, 2008.

RICHLAND COUNTY COUNCIL

By: _____
Joseph McEachern, Chair

Attest this _____ day of
_____, 2008.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: October 28, 2008 (tentative)
First Reading: October 28, 2008 (tentative)
Second Reading:
Third Reading:



**Richland County Planning & Development Services
Department**

Map Amendment Staff Report

PC MEETING DATE: October 6, 2008
RC PROJECT: 08-32 MA
APPLICANT: John Bakhaus
PROPERTY OWNER: Fairways Development
LOCATION: Longcreek Plantation

TAX MAP NUMBER: 20406-02-01 (p)
ACREAGE: 15.94 acres
ZONING REQUEST: TROS to RS- MD

PC SIGN POSTING: September, 2008

Staff Recommendation

Approval

Background /Zoning History

According to County records the current zoning of Traditional Recreational and Open Space District (TROS) reflects the zoning as adopted July 27, 2007 (Ordinance NO. 065-07-HR) from Residential Single Family Low Density District (RS-LD).

Summary

The RS-MD District is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living. Minimum lot area: 8,500 square feet or as determined by DHEC.

Existing Zoning		
<u>North:</u>	RS-LD	Residential lots
<u>South:</u>	RS-LD	Residential lots
<u>East:</u>	RS-LD	Residential lots
<u>West:</u>	RS-LD	Residential lots

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/“I-77 Corridor Area Proposed Land Use Map” designates this as Low Density Residential in the Developing Urban Area.

Objective: “Attract quality residential development in the area by restricting uses which would compromise the areas residential qualities”.

Compliance The subject parcels rezoning would limit the property to residential uses.

Principal: “Within single family areas, higher density development is appropriate where it completes a block face or is oriented toward developments of similar density”.

Non-Compliance The Proposed Land Use Map identifies the area as Low Density Residential.

Traffic Impact

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. and are built to engineering design standards according to their classification. The traffic volume is also dependent upon the number of lanes and their geometry.

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road’s engineering design capacity, expressed as the volume-to-capacity ratio (V/C). The higher the V/C ratio, the more congested the traffic. The location of the subject project in relation to the applicable SCDOT count stations on is shown at the end of this text.

Project Traffic Facts

Name of Adjacent Road	Longtown Rd E	
Road Classification	Two Lane Undivided Collector	
Design Capacity (ADTs)	8,600	LOS C
Site Frontage	None – interior parcel of Windemere S/D	
2007 Traffic Count (ADTs) & Station #	6,500	# 713.
Road Maintained By	SCDOT	
Current V/C Ratio	0.76	LOS B
Estimated Project Traffic (ADTs)	428	
V/C Ratio with Project	0.8	LOS C
Traffic Analysis Prepared By	Planning Staff	

Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35, or greater, would be considered for future funding.

Additional Comments

The Amendment will not result in the level-of-service “C” of Longtown Road being exceeded in this area.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The subject parcel is located within the proposed Land Use Element's Suburban land use classification. Throughout the suburban areas in the North East, infill should be a focus in residential, commercial and industrial uses in order to complement and connect the existing sprawl pattern. Public facilities such as schools, libraries, and recreation centers should be located where they reinforce neighborhood and community centers.

The rezoning provides an opportunity for infill in an existing residential area connecting the existing sprawl pattern. The rezoning is in compliance with the proposed Comprehensive Plan.

Conclusion

In 2005 the Single Family Residential zoning of RS-1A was converted to Single Family Residential Low Density (RS-LD). Under this zoning district conversion the lot size went from 10,000 square feet under the Single Family Residential zoning of RS-1A to 12,000 square feet under the Single Family Residential Low Density (RS-LD).

The property under the proposed zoning would contain a minimum lot area of 8,500 square feet with no more than one (1) principle dwelling unit on a lot. The net density of available lots at 8,500 square feet is 45 lots.

The development will be surrounded on two sides by the golf course. The open space provision will not apply due to the TROS zoning of the surrounding two holes. The subject parcel was shown as subdivision lots in the overall master plan approval; at the time of the TROS rezoning this parcel had not been plated out of the original golf course tax map and therefore had been included in the TROS rezoning. The golf course and surrounding community amenities would be available for residents to utilize for recreational activities and open space. The subject property contains existing water and sewer connections. The site is located within two miles of an Elementary and Middle School.

Planning Staff recommends approval of this map amendment.

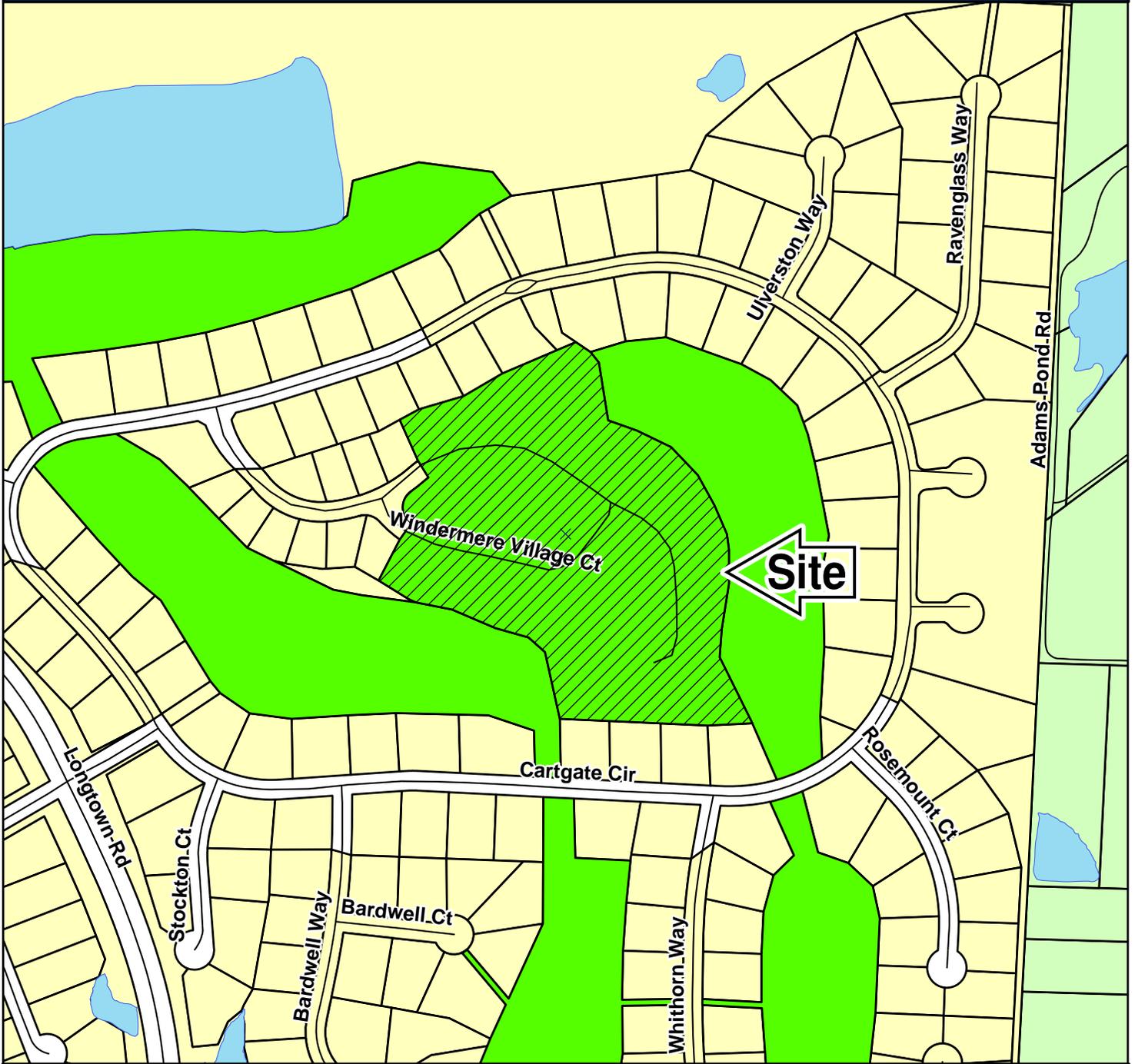
Zoning Public Hearing Date

October 28, 2008

Planning Commission Action

At their meeting of **October 6, 2008** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process for **RC Project # 08-32 MA** at the next available opportunity

Case 08-32 MA TROS to RS-MD



ZONING CLASSIFICATIONS

 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS
				 Subject Property



CASE 08-32 MA TROS to RS-MD

TMS 20500-04-16



CASE 08-32 MA

From RS-LD to RS-MD

TMS#20500-01-01

Cartgate Rd





Looking at northern portion of Windermere Village Ct



Looking at north end of site along cart path from course# 5

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-08HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS A PORTION OF TMS # 20406-02-01 FROM TROS (TRADITIONAL RECREATION OPEN SPACE DISTRICT) TO RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as a portion of TMS # 20406-02-01 from TROS (Traditional Recreation Open Space District) zoning to RS-MD (Residential, Single-Family – Medium Density District) zoning.

Section II. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after _____, 2008.

RICHLAND COUNTY COUNCIL

By: _____
Joseph McEachern, Chair

Attest this _____ day of
_____, 2008.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY’S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

Public Hearing: October 28, 2008 (tentative)
First Reading: October 28, 2007 (tentative)
Second Reading:
Third Reading:

08-32 MA – Longcreek Plantation



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: October 6, 2008
RC PROJECT: 08-33 MA
APPLICANT: Tom Margle
PROPERTY OWNER: The Estate of Heath C Manning and Darnall Boyd
LOCATION: I-77 and Percival Rd

TAX MAP NUMBER: 19705-01-01, 19706-03-01, 02
ACREAGE: 15.48
ZONING REQUEST: OI/GC/OI to RM-HD

PC SIGN POSTING: September, 2008

Staff Recommendation

Approval

Background /Zoning History

The current zoning for the subject site is Office and Institutional District (OI) for tax map number 19705-01-01 and 19706-03-02 the zoning reflects the original zoning as adopted September 1977.

A subsequent map amendment for parcel 19706-03-01 rezoned the parcel from C-1 to C-3 on November, 17, 1993 (93-041MA).

Parcel 01-01 contains 473.48 linear feet of frontage along Boundary Street. Parcel 03-02 contains 155.22 linear feet of frontage along Boundary Street.

Summary

The Residential Multi-Family High Density District (RM-HD) is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities area available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

Existing Zoning		
North:	RS-LD	Woodfield Park subdivision
South:	NA	I-77 interstate
East:	NA	I-77 interstate
West:	RS-MD	Single Family Detached Residences

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/“I-20 Interbeltway Corridor Area Proposed Land Use Map” designates this area as Medium Density Residential in the Established urban Area.

Objective: “Promote new development and redevelopment in areas with adequate infrastructure”.

Compliance: The proposed development will be served by existing infrastructure for roads and utilities.

Principal: “Established residential areas should be protected against penetration or encroachment from higher or more intensive development.”

Compliance: The proposed rezoning to Residential Multifamily High Density District (RM-HD) would eliminate the more intense commercial uses currently permitted under the General Commercial District (GC) and Office and Institutional District (OI) zonings, while preserving the existing residential high density residential permitted uses.

Traffic Impact

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. Roads are built to engineering design standards according to their classification. Road capacity is measured in Annual Average Daily Trips (ADTs). The map on the following page depicts the subject site in relation to the applicable SCDOT count stations.

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road’s engineering design capacity, expressed as the volume-to-capacity ratio (V/C). A V/C ratio of 1.0 represents the actual counted volume of traffic equals the volume for which was designed.

Project Traffic Facts

Name of Adjacent Road	Boundary Road	
Road Classification	Two Lane Undivided Collector	
Design Capacity in ADTs	8,600	
2007 Traffic Count & Station #	N/A	# N/A
Road Maintained By	SCDOT	
Current V/C Ratio	N/A	
Estimated Project Traffic (ADTs)	1,064	
V/C Ratio with Proposed Project	N/A	

Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35, or greater, would be considered for future funding.

Additional Comments

The nearest SCDOT count station is located on Percival Rd just south of the Boundary Road intersection and is therefore not applicable. A Traffic Management Plan will be required during the development approval process, and will identify the traffic impacts of the subject project.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The subject parcel is located within the proposed Land Use Element's Suburban land use classification. Throughout the suburban areas in the Beltway, infill should be a focus in residential, commercial and industrial areas in order to complement and connect the existing sprawl pattern.

The property is located within the zoning overlay district of the proposed Decker Boulevard Redevelopment Design Overlay District, which permits Multifamily Dwellings. The proposed Decker Boulevard Redevelopment Design Overlay District promotes infill development with higher densities, reduced parking standards, and increased design standards. The proposed map amendment would insure higher density residential infill development to be established for this targeted underutilized area for redevelopment.

The rezoning would be compatible with the pending Comprehensive Plan Land Use Element.

Conclusion

The proposed rezoning to Residential Multifamily High Density District (RM-HD) guarantees residential development which is more compatible with the existing and surrounding single family dwellings. Water and sewer are available on site in addition to road access to serve development.

The existing zoning districts include the maximum allowable density of sixteen (16) units per acre, which would yield on gross acreage, 247 units. However, the requested zone district, will exclude commercial uses from the 15.48 acres, except by Special Requirements for small personal services and bed and breakfast inns.

Planning Staff recommends approval of this map amendment.

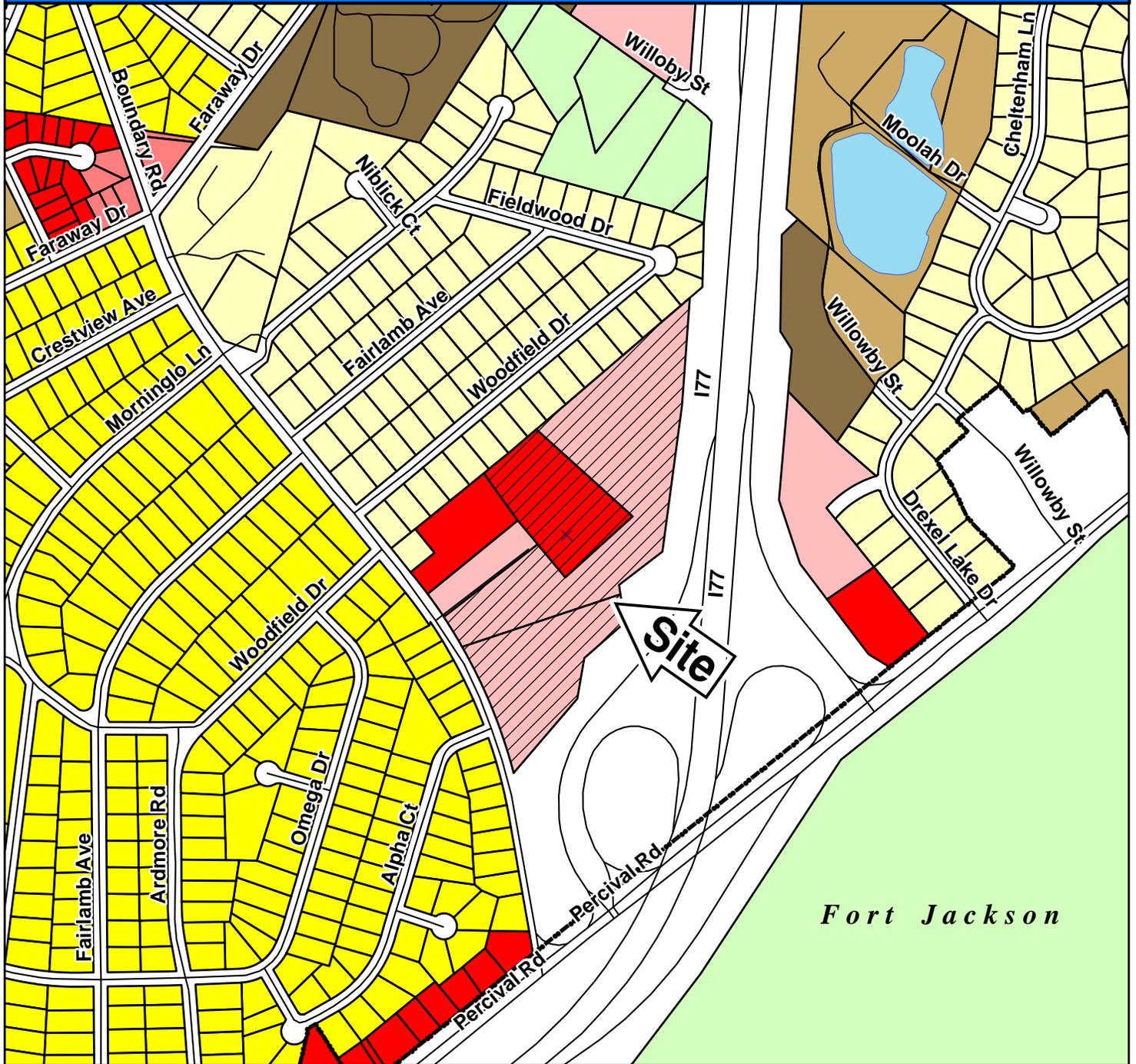
Zoning Public Hearing Date

October 28, 2008

Planning Commission Action

At their meeting of **October 6, 2008** the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council initiate the ordinance consideration process for RC Project # **08-33 MA** at the next available opportunity.

Case 08-33 MA OI/GC/OI to RM-HD



ZONING CLASSIFICATIONS

 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS

 Subject Property



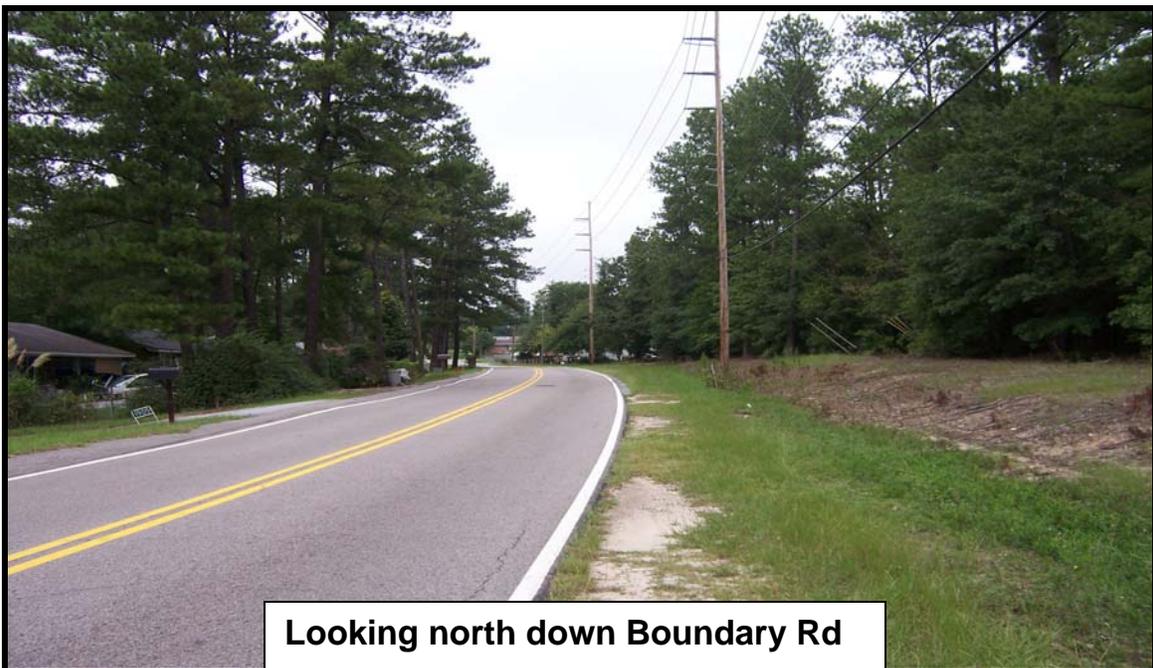
CASE 08-33 MA
OI/GC/OI to RM-HD
TMS 19705-01-01, 19706-03-01 & 02



CASE 08-33 MA

From OI/GC/OI to RM-HD

TMS#19705-01-01, 19706-03-01, 02 Boundary Rd





Looking south down Boundary Rd

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-08HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED HEREIN (TMS # 19705-01-01 & 19706-03-02) FROM OI (OFFICE AND INSTITUTIONAL DISTRICT) TO RM-HD (RESIDENTIAL, MULTI-FAMILY, HIGH DENSITY DISTRICT); AND TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED HEREIN (TMS # 19706-03-01) FROM GC (GENERAL COMMERCIAL DISTRICT) TO RM-HD (RESIDENTIAL, MULTI-FAMILY, HIGH DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 19705-01-01 and 19706-03-02 from OI (Office and Institutional District) zoning to RM-HD (Residential, Multi-Family, High Density District) zoning.

Section II. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 19706-03-01 from GC (General Commercial District) zoning to RM-HD (Residential, Multi-Family, High Density District) zoning.

Section II. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after _____, 2008.

RICHLAND COUNTY COUNCIL

By: _____
Joseph McEachern, Chair

Attest this _____ day of
_____, 2008.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

Public Hearing: October 28, 2008 (tentative)
First Reading: October 28, 2008 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 6, 2008
RC PROJECT: 08-35MA
APPLICANT: Mike Ray
PROPERTY OWNER: Forum Development II, LLC
LOCATION: Clemson and Earth Road

TAX MAP NUMBER: 25700-04-05
ACREAGE: 11.24 acres
ZONING REQUEST: M-1 to GC

PC SIGN POSTING: September, 2008

Staff Recommendation

Disapproval

Background /Zoning History

The current zoning of Light Industrial (M-1) reflects zoning as adopted September 7, 1977. The site contains 447.92 linear feet of frontage along Clemson Road.

Summary

The General Commercial District (GC) is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Existing Zoning

<u>North:</u>	RM-HD	Vacant
<u>South:</u>	M-1/M-1	Vacant/Self Storage
<u>East:</u>	RS-1	City of Columbia/Vacant
<u>West:</u>	GC/M1	Vacant/ Clemson University Research Station

Plans and Policies

The Imagine Richland 2020 Comprehensive Plan/ “North East Proposed Land Use Map” designates this area as Industrial in the Established Urban Area.

Objective: “Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use”.

Non Compliance: The surrounding properties are not within a concentrated commercial area.

Principal: “Sites for Commercial Development should be major traffic junctions or clustered locations rather than strip development”.

Non Compliance The subject property is not located at a major traffic junction nor is it clustered around existing commercial uses.

Traffic Impact

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. and are built to engineering design standards according to their classification. The traffic volume is also dependent upon the number of lanes and their geometry.

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road’s engineering design capacity, expressed as the volume-to-capacity ratio (V/C). A V/C ratio of 1.0 represents the actual counted volume of traffic equals the volume for which the road was designed. The next page depicts the location of the subject project in relation to the applicable SCDOT count stations.

Project Traffic Facts

Name of Adjacent Road	Clemson Road
Road Classification	Two Lane Undivided Minor Arterial
Design Capacity (ADTs)	10,800
Site Frontage	460 ft +/-
2007 Traffic Count & Station #	21,600 ADTs # 446 - ¼ mile to west
Road Maintained By	SCDOT
Current V/C Ratio	2.0 LOS F
Estimated Project Traffic	None – no specific land use available
V/C Ratio with Project	N/A
Traffic Analysis Prepared By	Planning Staff

Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35, or greater, would be considered for future funding.

Additional Comments

The traffic generated by the proposed zoning map amendment cannot be determined without identification of more specific land uses. There is vast difference in trip generation rates for the wide variety of land uses allowed in the General Commercial (GC) zoning district.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The subject parcel is located within the proposed Land Use Element's Suburban land use classification. Throughout the suburban areas in the North East, infill should be a focus in residential, commercial and industrial areas in order to complement and connect the existing sprawl pattern.

The parcel is located within an undeveloped section of Clemson road. The rezoning would not connect the existing sprawl pattern.

The rezoning would be incompatible with the proposed Land Use Element.

Conclusion

The General Commercial District (GC) and Light Industrial District (M-1) share similar permitted uses with the exception of the General Commercial District (GC) permitting Tanning Salons, Body Piercing/Tattoo Parlors, and Multifamily. The maximum allowed density for residential uses in the General Commercial District (GC) is sixteen (16) dwelling units per acre. The rezoning would potentially allow 125 (net) units on the subject property. Clemson Road currently moves twice the intended road capacity daily.

The applicant has not provided sufficient justification to amend the zoning map in this location. Planning Staff recommends disapproval of this map amendment.

Zoning Public Hearing Date

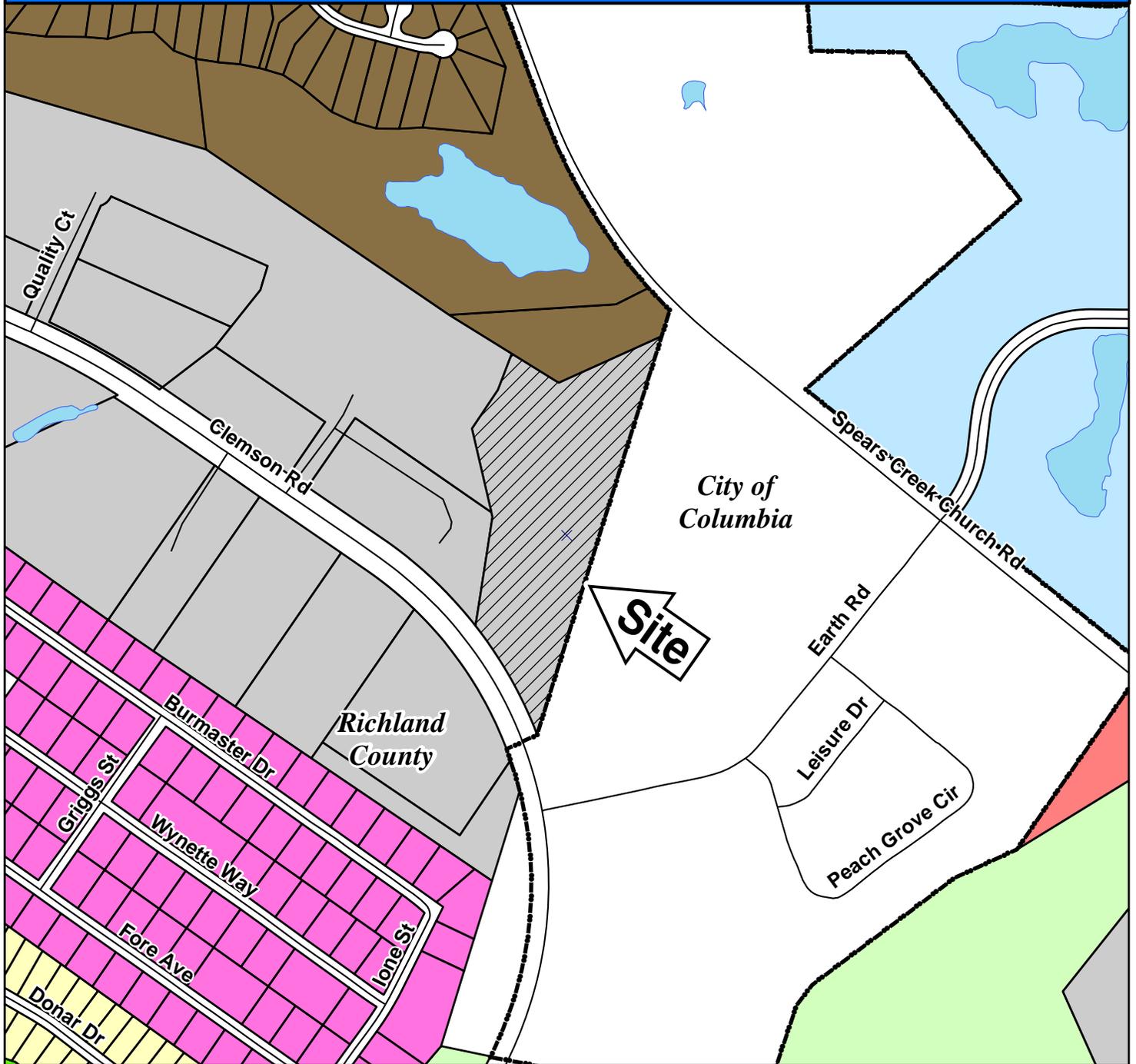
October 28, 2008

Planning Commission Action

At their meeting of **October 6, 2008** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **deny** RC Project # **08-35 MA** at the next available opportunity.

Case 08-35 MA

M-1 to GC

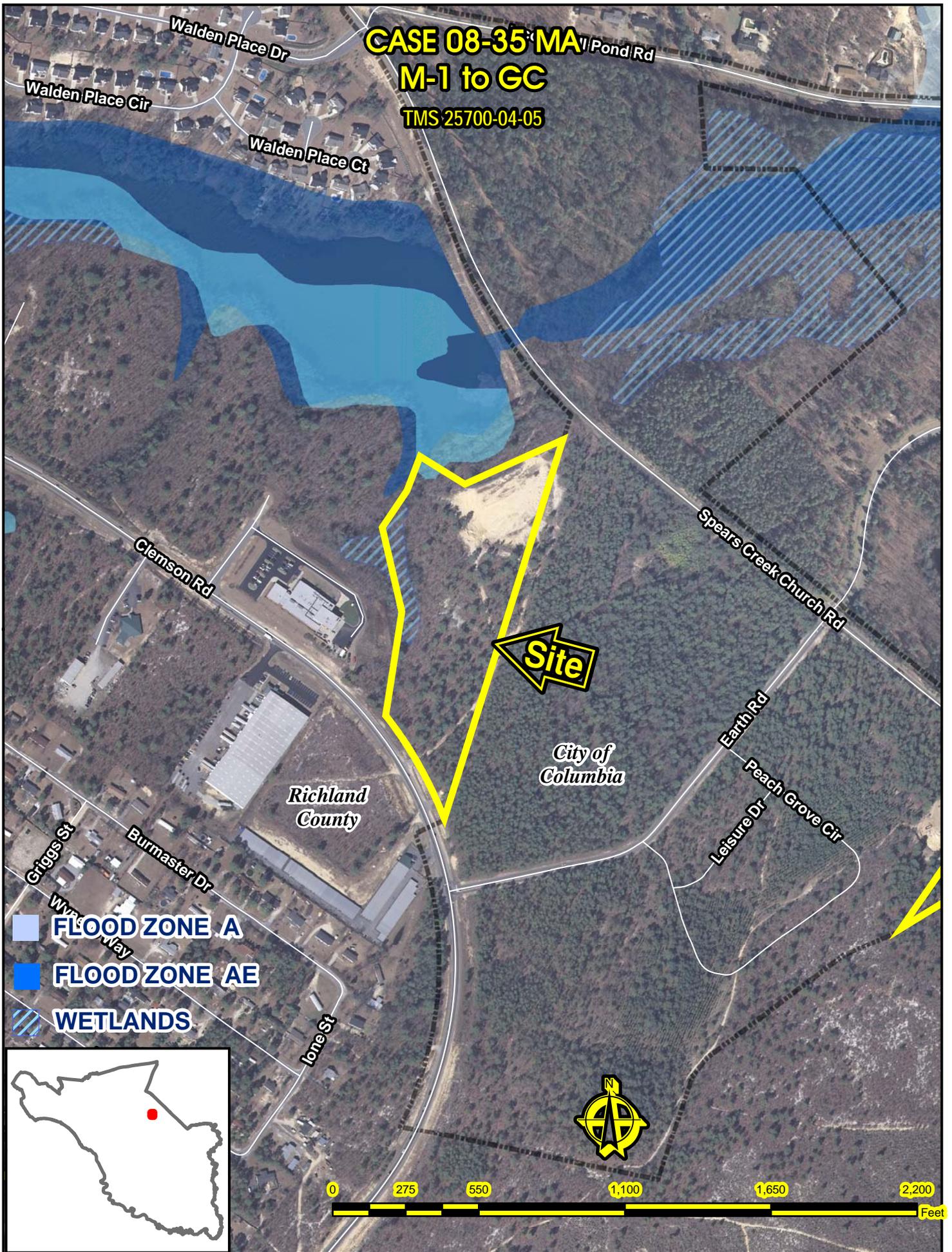


ZONING CLASSIFICATIONS

 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS
				 Subject Property



CASE 08-35 MA
M-1 to GC
TMS 25700-04-05



CASE 08-35 MA

From M-1 to GC

TMS#25700-04-05 Clemson Rd





**Richland County Planning & Development Services
Department
Map Amendment Staff Report**



PC MEETING DATE: October 6, 2008
RC PROJECT: 08-28 MA
APPLICANT: Carl J. Berry, II
PROPERTY OWNER: Sycamore Development, LLC
LOCATION: Rimer Pond Rd

TAX MAP NUMBER: 20500-04-03, 01(P)
ACREAGE: 36.35
ZONING REQUEST: RU to RS-MD

PC SIGN POSTING: September, 2008

Staff Recommendation

Approval

Background /Zoning History

According to County records the current zoning of Rural (RU) reflects the original zoning as adopted September 7, 1977.

Parcel 03 contains 286.88 linear feet of frontage along Rimer Pond Rd.

Summary

The Residential Single-Family Medium Density District (RS-MD) is intended as a single family, detached residential district which allows a minimum lot size of 8,500 sq. ft.

Gross Density: 186 Dwelling Units
 Net Density: 130 Dwelling Units

Existing Zoning		
<u>North:</u>	RU	Rural Residences/ Seaton Ridge
<u>South:</u>	RS-LD	Long Creek Plantation
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Residence

Plans & Policies Comprehensive Plan Revised through 1994

The Imagine Richland 2020 Comprehensive Plan/“I-77 Corridor Area Proposed Land Use Map” designates this as Medium Density Residential in the Developing Urban Area.

Objective: “Attract quality residential development in the area by restricting uses which would compromise the areas residential qualities”.

Compliance: The proposed rezoning would restrict the property to residential uses. The site has road capacity to accommodate the development; it has public water and sewer available to the site and is within two miles of a middle school and elementary school.

Principal: “Mixed residential densities are appropriate within the Developing Urban Area and should conform to the Proposed Land Use Map. Compatible zoning classifications by density are recommended as follows. Medium Density (5 to 9 dwellings/acres)”.

Compliance: The proposed Single-Family Medium Density District (RS-MD) zoning allows 5.1 dwellings per acre. The proposed map amendment complies with this principal.

Traffic Impact Analysis

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. and are built to engineering design standards according to their classification. The traffic volume is also dependent upon the number lanes and their geometry

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road’s engineering design capacity, expressed as the volume-to-capacity ratio (V/C). The higher the V/C ratio, the more congested the traffic. The location of the subject project in relation to the applicable SCDOT count stations on is shown at the end of this text.

Project Traffic Facts

Name of Adjacent Road	Rimer Pond Road	
Road Classification	Two Lane Undivided Collector	
Site Frontage	289 feet	
Design Capacity in ADTs	8,600	
2007 SCDOT Traffic Count & Station #	3,400 ADTs	# 705
Road Maintained By	SCDOT	
Current V/C Ratio	0.4	LOS B
Estimated Project Traffic	1,157	
V/C Ratio with Proposed Project	0.52	LOS B

Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35 or greater would be considered for future funding.

Additional Comments

The proposed amendment will not result in the level-of-service "C" of the affected roadway being exceeded.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

Throughout the suburban areas in the Northeast, infill should be a focus in residential, commercial and industrial areas in order to complement and connect the existing sprawl pattern. Public facilities such as schools, libraries, and recreation centers should be located where they reinforce neighborhood and community centers.

The proposed map amendment will allow medium density residential homes to be constructed within two miles of two existing schools. The proposed zoning will be in compliance with the Pending Comprehensive Plan.

Conclusion

The subject property is located north of the existing Longcreek Plantation residential community. This existing neighborhood has the density of Residential Single Family Low Density. The character of the surrounding area is residential with low density development to the south and rural size residential lots to the north. The existing community of Seaton Ridge is located northwest of the site.

The subject parcel is located within two miles of Blythewood middle and Round Top elementary school. The rezoning is in compliance with both the current and proposed comprehensive plans. Rimer Pond Road has adequate road capacity to accommodate the development. Public water and sewer service is available in the area.

The rezoning would potentially allow approximately 130 single family lots based on net density, providing for existing topographical limitations of the site. The current zoning allows for approximately a maximum of 47 single family lots based on gross acreage. Utilization of the open space provision of the land development regulations, would allow for the maximum density for either zone district.

Staff recommends approval of this map amendment.

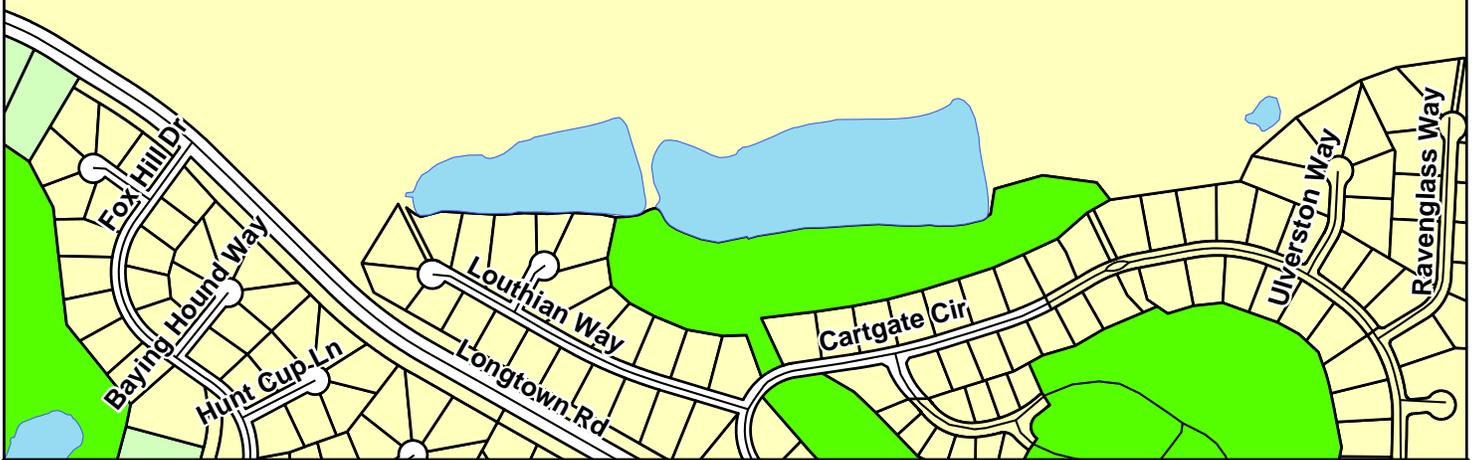
Zoning Public Hearing Date

October 28, 2008

Planning Commission Action

At their meeting of **October 6, 2008** the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council initiate the ordinance consideration process for RC Project # **08-28 MA** at the next available opportunity.

Case 08-28 MA RU to RS-MD



ZONING CLASSIFICATIONS

 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS

 Subject Property



CASE 08-28 MA RU to RS-MD

TMS 20500-04-03, 01(p) & 04(p)

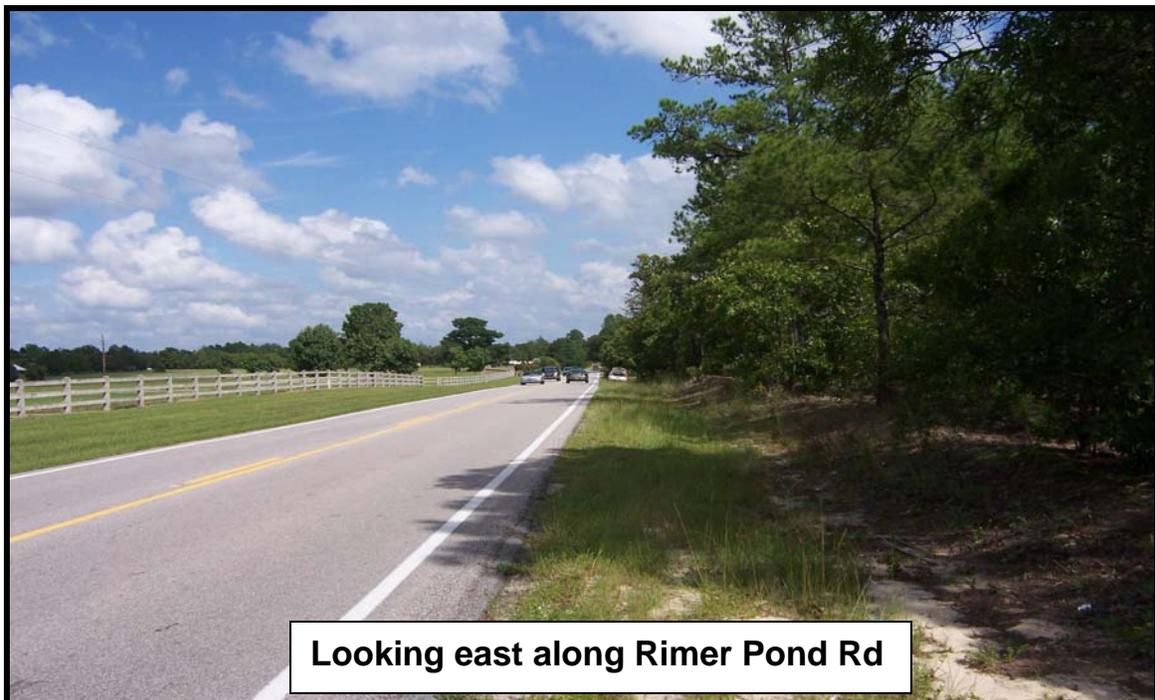


CASE 08-28 MA

From RU to RS-MD

20500-04-03, 01(P), 04(P)

Rimer Pond Road





Looking west along Rimer Pond Rd

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-08HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 20500-04-03/01(P)/04(P) FROM RU (RURAL DISTRICTS) TO RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY DISTRICTS); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 20500-04-03/01(p)/04(p) (described in Exhibit A, which is attached hereto), from RU (Rural District) zoning to RS-MD (Residential, Single-Family – Medium Density District) zoning.

Section II. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after _____, 2008.

RICHLAND COUNTY COUNCIL

By: _____
Joseph McEachern, Chair

Attest this _____ day of
_____, 2008.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

Public Hearing: October 28, 2008 (tentative)
First Reading: October 28, 2007 (tentative)
Second Reading:
Third Reading:

08-28 MA – Rimer Pond Road



**Richland County Planning & Development Services
Department**
Map Amendment Staff Report

PC MEETING DATE: October 6, 2008
RC PROJECT: 08-29 MA
APPLICANT: Carl J. Berry, II
PROPERTY OWNER: Sycamore Development, LLC
LOCATION: Intersection of Rimer Pond Road and Longtown Road

TAX MAP NUMBER: 20500-04-01 (P)
ACREAGE: 31.23
ZONING REQUEST: RU to RS-MD

PC SIGN POSTING: September, 2008

Staff Recommendation

Approval

Background /Zoning History

According to County records the current zoning of Rural (RU) reflects the original zoning as adopted September 7, 1977.

The parcel contains 1259.7 linear feet of frontage along Longtown and 1487 linear feet of frontage along Rimer Pond Road.

Summary

The RS-MD District is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area: 8,500 square feet or as determined by DHEC.

Gross Density: 160 Units
 Net Density: 112 Units

Existing Zoning		
<u>North:</u>	RU	Residential
<u>South:</u>	RS-LD	Long Creek Plantation
<u>East:</u>	RU	Residential
<u>West:</u>	RU	Blythewood Middle School

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/“Northwest Area Proposed Land Use Map” designates this as Medium Density Residential in the Developing Urban Area.

Objective: “Attract quality residential development in the area by restricting uses which would compromise the areas residential qualities”.

Compliance The subject parcels rezoning would limit the property to residential uses.

Principal: “Mixed residential densities are appropriate within the Developing Urban Area and should conform to the proposed land use map. Medium density (5 to 9 dwellings/Acre)”.

Compliance The proposed Single-Family Medium Density District (RS-MD) zoning allows 5.1 dwellings per acre. The proposed map amendment complies with this principal

Traffic Impact Analysis

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. and are built to engineering design standards according to their classification. The traffic volume is also dependent upon the number of lanes and their geometry.

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road’s engineering design capacity, expressed as the volume-to-capacity ratio (V/C). The higher the V/C ratio, the more congested the traffic. The location of the subject project in relation to the applicable SCDOT count stations on is shown at the end of this text.

Project Traffic Facts

Name of Adjacent Road (s)	Longtown Road E & Rimer Pond Rd	
Road Classification	Two Lane Undivided Collector	
Design Capacity (ADTs)	8,600	LOS C
Longtown Rd E 2007 Count & Sta. #	2,400 ADTs	# 713 – at site
Rimer Pond Rd 2007 Count & Sta. #	3,400 ADTs	# 705 – just east of site
Roads Maintained By	SCDOT	
Current V/C Ratio	0.28 LOS A	& 0.4 LOS B
Estimated Project Traffic (ADTs)	1,175	
V/C Ratio with Project	To be determined by TMP	
Traffic Analysis Prepared By	Planning Department Staff	

Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35, or greater, would be considered for future funding.

Additional Comments

The additional 1,157 average daily trips from Case # 08-28-MA, on Rimer Pond Road will not exceed a level-of-service "C". The proposed subdivision will likely have an entrance on each adjacent road.

The project will be required to submit a Traffic Management Plan (TMP) as part of the subdivision permitting process.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

Throughout the suburban areas in the Northeast, infill should be a focus in residential, commercial and industrial areas in order to complement and connect the existing sprawl pattern. Public facilities such as schools, libraries, and recreation centers should be located where they reinforce neighborhood and community centers.

The proposed rezoning would be in compliance with the Pending Comprehensive Plan.

Conclusion

Under the proposed Residential Single Family Medium Density District (RS-MD) one (1) principle dwelling unit may be placed on a lot per acre and would allow an estimated 109 dwelling units on the subject property. The site also contains a cell phone tower that could limit the overall number and placement of the lots.

The property is located north of the existing Longcreek Plantation residential community. The character of the surrounding area is residential with low density development to the south and rural size residential lots to the north. The subject parcel is located across the street from Blythewood middle and Round Top elementary school. Water and sewer service is available in the area.

The rezoning is in compliance with both the current and proposed comprehensive plans. Rimer Pond Road and Longtown Road both have adequate road capacity to accommodate the development. Public water and sewer service is available in the area.

Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

October 28, 2008

Planning Commission Action

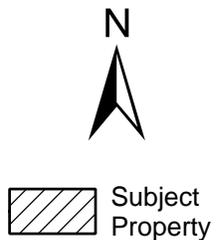
At their meeting of **October 6, 2008** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process for RC Project # **08-29 MA** at the next available opportunity.

Case 08-29 MA RU to RS-MD



ZONING CLASSIFICATIONS

 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS

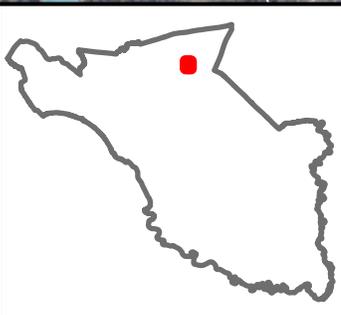


CASE 08-29 MA RU to RS-MD

TMS 20500-04-01(p)



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 08-29 MA

From RU to RS-MD

20500-04-01

Rimer Pond Road





Looking south along Longtown Rd



Looking east along Rimer Pond Rd

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-08HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS A PORTION OF TMS # 20500-04-01 FROM RU (RURAL DISTRICT) TO RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as a portion of TMS # 20500-04-01 (described in Exhibit A, which is attached hereto), from RU (Rural District) zoning to RS-MD (Residential, Single-Family – Medium Density District) zoning.

Section II. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after _____, 2008.

RICHLAND COUNTY COUNCIL

By: _____
Joseph McEachern, Chair

Attest this _____ day of
_____, 2008.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY’S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

Public Hearing: October 28, 2008 (tentative)
First Reading: October 28, 2007 (tentative)
Second Reading:
Third Reading:

08-28 MA – Rimer Pond Road

EXPLANATION

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-171, GENERAL; SO AS PROTECT BUFFERS, COMMON AREAS, OPEN SPACE, RECREATION AREAS, AND PLANTED AND/OR VEGETATIVE AREAS ON ALL APPROVED PLANS.

What this ordinance will do:

This ordinance will amend Section 26-171 to mandate that all buffers, common areas, open space, recreation areas, and planted and/or vegetative areas that are either required under the Code or approved by the Development Review Team must be maintained and preserved in perpetuity. If there is conflict with other sections of Richland County regulations, the most restrictive requirements shall apply.

In addition, utility companies that are considering any type of disturbance within the protective areas must submit their request to the Planning Department. The Department will then review each request on a case-by-case basis for compliance with the requirements of Chapter 26.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-08HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-171, GENERAL; SO AS PROTECT BUFFERS, COMMON AREAS, OPEN SPACE, RECREATION AREAS, AND PLANTED AND/OR VEGETATIVE AREAS ON ALL APPROVED PLANS.

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-171, General; is hereby amended to read as follows:

Sec. 26-171. General.

This article sets forth standards for land development in the unincorporated areas of Richland County, South Carolina, concerning a variety of different development issues. These standards are designed to ensure the compatibility of development within the county and to implement the policies found in the county's comprehensive plan. The applicability of the standards set forth in this article may vary based on the use, location, and zoning district (as set forth in this chapter). The criteria set forth in this article, as with all other requirements, must be satisfied before an application for development will be approved. All required and/or approved buffers, common areas, open space, recreation areas, and planted and/or vegetative areas are required to be maintained and preserved in perpetuity. If in conflict with other sections of Richland County regulations, the most restrictive shall apply.

Utility companies that are considering any type of disturbance within the aforementioned protective areas shall submit their request to the Planning Department. The Department shall review each request on a case-by-case basis for compliance with the requirements of this chapter.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be effective from and after _____, 2008.

RICHLAND COUNTY COUNCIL

BY: _____
Joseph McEachern, Chair

ATTEST THIS THE _____ DAY
OF _____, 2008.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

Public Hearing: October 28, 2008 (tentative)
First Reading: October 28, 2008 (tentative)
Second Reading:
Third Reading:

